

Certificate of Notice Page 1 of 3
United States Bankruptcy Court
Eastern District of Pennsylvania

In re:
Robert N Cossaboon
Charlotte A Cossaboon
Debtors

Case No. 16-11795-mdc
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Randi
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Nov 16, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 18, 2016.

db/jdb +Robert N Cossaboon, Charlotte A Cossaboon, 40 Morgan Hollow Way,
Landenberg, PA 19350-1049

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 18, 2016

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 16, 2016 at the address(es) listed below:

ANDREW F GORNALL on behalf of Creditor U.S. Bank National Association, Et Al...
agornall@kmlawgroup.com, bkgroup@kmlawgroup.com
CHRISTOPHER R. MOMJIAN on behalf of Creditor Commonwealth of PA, Dept of Revenue
crmomjian@attorneygeneral.gov
JOSEPH F. CLAFFY on behalf of Debtor Robert N Cossaboon claffylaw@gmail.com, claffylaw@aol.com
JOSEPH F. CLAFFY on behalf of Joint Debtor Charlotte A Cossaboon claffylaw@gmail.com,
claffylaw@aol.com
JOSHUA ISAAC GOLDMAN on behalf of Creditor U.S. Bank National Association, Et Al...
bkgroup@kmlawgroup.com, bkgroup@kmlawgroup.com
MICHAEL H KALINER mhkaliner@gmail.com, pa35@ecfcbis.com
MICHAEL H KALINER on behalf of Trustee MICHAEL H KALINER mhkaliner@gmail.com, pa35@ecfcbis.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 8

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Charlotte A. Cossaboon
Robert N. Cossaboon

Debtors

CHAPTER 7

U.S. Bank National Association, as Trustee, successor in
interest to Bank of America National Association, as
Trustee, successor by merger to LaSalle Bank National
Association, as Trustee for AFC Mortgage Loan Asset
Backed Certificates, Series 1998-1

NO. 16-11795 MDC

Movant

11 U.S.C. Section 362

vs.

Charlotte A. Cossaboon
Robert N. Cossaboon

Debtors

Michael H. Kaliner Esq.

Trustee

ORDER

AND NOW, this *15th* day of *November*, 2016 at Philadelphia, upon failure of Debtors and the
Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and
the Automatic Stay of all proceeding, as provided under Section 362 and Section 1301 of the Bankruptcy
Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Sections 362), is modified
with respect to the subject premises located at 40 Morgan Hollow Way, Landenberg, PA 19350 ("Property"),
so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of
the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the
Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but
not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. ~~Additionally, any purchaser of
the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right
to possession of the Property.~~


United States Bankruptcy Judge.

Charlotte A. Cossaboon
40 Morgan Hollow Way
Landenberg, PA 19350

Robert N. Cossaboon
40 Morgan Hollow Way
Landenberg, PA 19350

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